

TRANSFER
TAX
PAID

Doc # 2004013252
Book 7933 Page 0270

WARRANTY DEED
Joint Tenancy

56-18

Know all Persons by these Presents,

That I, AVIS A. O'CONNOR of Canaan, County of Somerset and State
Maine, by and through her undersigned attorney in fact,

in consideration of One Dollar and Other Valuable Considerations

paid by BRIAN DICKERSON AND PAULA DICKERSON

whose mailing address is 63 Pine Valley Drive, Canaan, Maine 04924

the receipt whereof WE do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said Brian Dickerson and Paula Dickerson

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, together with the buildings thereon,
situated in Waterville, Kennebec County, State of Maine, more
particularly bounded and described as follows, to wit:

Beginning at a point on the southerly line of Eustis Parkway measured
140 feet westerly of the west line of Ruppert Street; thence westerly
105 feet along the southerly line of said Eustis Parkway; thence at
right angles southerly 100 feet; thence at right angles easterly 105
feet; thence northerly 100 feet to the point of beginning. Meaning and
intending to convey Lot #30 on a Plan of Eustis Parkway, West End Plan,
made by Carl H. Crane, Reg. Civil Engineer, of Waterville, Maine,
August 27, 1963.

This conveyance is subject to the following restrictions, which are to
run with the land, to wit:-

No building other than a private dwelling house for not over one family
occupancy together with private garage for use by occupants of house
shall be erected nearer than thirty-two (32) feet from the line of any
street, provided, however, that porticoes projecting not over three (3)
feet, steps, and bay windows are to be allowed on said reserved space.
No part of any building shall be placed nearer than eight (8) feet from
any sideline. No double-decked porches may be built on any house.
Said dwelling house and garage shall cost not less than Twenty Thousand
(\$20,000.00) Dollars. The garage, unless built as a part of the house,
shall be set back at least sixty (60) feet from the line of the street.
No animals of any kind shall be kept on the premises excepting,
however, household pets. No dwelling house shall be erected on any lot
having less than seventy (70) feet frontage on the street. The finish
grade of the lot facing the street shall be not over three (3) feet
above the top surface of the center line on the street when completed
and the top of the foundation wall of the house erected on said lot
shall be not over four (4) feet above the top surface of said center
line of the street.

Being the same premises conveyed by Julian and Marcella C. Cloutier to
J. Paul and Avis A. O'Connor described in a warranty deed recorded in
Kennebec County Registry of Deeds in Book 1428, Page 352. J. Paul
O'Connor predeceased Avis A. O'Connor leaving Avis A. O'Connor as the
sole surviving joint tenant.

② Lelee Cayford

To have and to hold

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Brian Dickerson and Paula Dickerson

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do **covenant** with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, ~~we~~ I the said Avis A. O'Connor, by and through her undersigned attorney in fact

and

~~husband/wife of the said~~

~~having in his deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the~~
~~above described premises,~~ have hereunto set our hand and seals this 30th day of the month of April, A.D. 2004.

Signed, Sealed and Delivered
in presence of

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Avis A. O'Connor
By: Paula Dickerson
Her Attorney In Fact
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State of Maine, County of Somerset ss. April 30th, 20 04.

Then personally appeared the above named Avis A. O'Connor, by and through her undersigned attorney in fact, Paula Dickerson, and acknowledged the foregoing instrument to be the free act and deed of Paula Dickerson in her said capacity

and acknowledged the foregoing instrument to be ~~her~~ the free act and deed of Avis O'Connor.

Before me,

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Notary Public
Attorney at Law

Received Kennebec SS.
05/12/2004 9:17AM
Pages 2 Attest:
BEVERLY DUSTIN-HATHEWAY
REGISTER OF DEEDS

Printed Name,
Rebecca A. Gifford

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